



# City of Annapolis

Department of Planning & Zoning  
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## Board of Appeals

December 3, 2013

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on December 3, 2013 in the City Council Chambers. **Chair** Zazzali called the meeting to order at 7:04pm.

**Members Present:** **Chair** Zazzali, **Vice Chair** Elkington, Meyers, Gallagher

**Members Absent:** Reyes Garcia

**Staff Present:** Smith, Scott

The agenda was approved as submitted.

### **A. APPROVAL OF MEETING MINUTES**

#### **1. July 2, 2013 and November 5, 2013 Meeting Minutes**

The Board deferred voting on the July 2, 2013 and November 5, 2013 meeting minutes to its January 7, 2014 meeting.

### **B. SIGNING OF OPINIONS**

#### **Brannigan Variance 2013-010**

**Vice Chair** Elkington moved to approve the variance as submitted. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

### **C. PUBLIC HEARING AND DELIBERATIONS**

#### **1. Candamil Variance, #VAR2013-012**

Mr. Scott presented the variance request for a reduced rear yard set back in order to accommodate the construction of a sunroom. Staff recommends conditional approval subject to the applicant meeting the lot coverage limits and provide mitigation.

Mr. Delavan noted that the applicant is proposing to erect a 16' x 16' screened porch. The applicant is requesting an 18-foot variance to the rear yard setback in order to accommodate the porch so the proposed rear yard would be reduced to 12-feet.

Ms. Candamil, Owner, discussed how the proposal meets the variance criteria.

**Chair** Zazzali accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated November 26, 2013 with attachments
2	Applicant's Exhibit package submitted by Charles F. Delavan
3	Site Plans dated June 12, 2013 and aerial map

Public testimony opened at 7:27pm and no one spoke in favor or in opposition to the application so **Chair** Zazzali declared the public testimony closed at 7:28pm.

**2. Hartcorn, LLC Variance. #2013-014**

Mr. Scott presented the variance request for reduced front and side yards setbacks to accommodate a one story storage warehouse addition to be added to the two-story commercial structure. Staff finds that the application meets the seven standards for granting a variance so recommends conditional approval subject to the applicant installing the proposed landscape planter as indicated on the site plan.

Mr. Carballo concurred with staff comments and noted that the applicant has been at the site for 20 years.

**Chair Zazzali** accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated November 26, 2013 with attachments
2	Letters of Support from adjoining property owners -
3	Photograph of the posting of the Notice of Hearing

Public testimony opened at 7:43pm and no one spoke in favor or in opposition to the application so **Chair Zazzali** declared the public testimony closed at 7:44pm.

**3. Brock Variance. #VAR2013-015**

Mr. Smith presented the variance request to the required average front yard setback to allow the construction of a front porch similar to what currently exists on the property. Staff finds that the application has met the requirements for granting a variance so recommends approval as submitted.

Ms. Breeding, Architect, stated that the applicant concur with staff's recommendations and described how the proposal meets each of the required standards for granting a variance.

**Chair Zazzali** accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated November 25, 2013 with attachments
2	Alt, Breeding and Schwarz letter dated 12/3/13 with revised plan
3	Alt, Breeding and Schwarz letter dated 11/5/13 with photographs and location map

Public testimony opened at 8:03pm and no one spoke in favor or in opposition to the application so **Chair Zazzali** declared the public testimony closed at 8:04pm.

**Deliberations**

**1. Candamill Variance**

Mr. Meyers moved approval of the variance request as presented. Mr. Gallagher seconded the motion. The motion passed unanimously in a vote of 4-0.

**2. Hartcorn Variance**

**Vice Chair** Elkington moved approval of the variance request as presented. Mr. Gallagher seconded the motion. The motion passed unanimously in a vote of 4-0.

**3. Brock Variance**

Mr. Meyers moved approval of the variance request as presented. **Vice Chair** Elkington seconded the motion. The motion passed unanimously in a vote of 4-0.

**D.**     **ADJOURNMENT**

With there being no further business, Ms. Reyes Garcia moved to adjourn the meeting at 8:26pm. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

Tami Hook, Recorder